



8 The Maltings • Norton Hall Farm • Norton Road • Letchworth Garden City • Hertfordshire • SG6 1AR

GUIDE PRICE £315,000

Charter Whyman

TOWN & VILLAGE HOMES



8 The Maltings, Norton Hall Farm, Letchworth Garden City

An attractive Modern Bungalow in a well-managed Sought-After Setting

Property Overview

Situated within the private, highly desirable Norton Hall Farm development on the outskirts of Letchworth Garden City, this attractive bungalow offers a rare opportunity to acquire a beautifully positioned home for the over 50s combined with excellent access to local amenities and transport links. This property is perfectly suited to those seeking comfort, convenience, and a relaxed lifestyle.

Accommodation

The property is freshly decorated throughout with gas central heating and modern double glazed windows. Welcoming **Porch and Entrance Hall**, with built in cloak and airing cupboards, provides access to all principal rooms.

Spacious **South facing, dual aspect Living Room** providing a bright and airy room with large sliding doors overlooking patio, with electric awning, and garden.

Modern Fitted **South facing Kitchen** well-appointed with a range of units and appliances, offering both style and practicality.

Bedroom 1- Dual aspect double with large built-in wardrobe and en suite cloakroom.

Bedroom 2/Dining – south facing double with large built-in cupboard.

Modern **Shower Room** with walk in shower and glass screen, low level WC, basin with cupboard under.

Outside

Gardens A well-maintained outdoor space and patio with awning to south facing rear and flower beds to front.

Ample Private Off-Road Parking

Communal private gardens laid to lawns with trees

Location

Norton Hall Farm enjoys a delightful position on the edge of Letchworth Garden City, the world's first garden city, renowned for its green spaces and community-focused design. Residents benefit from:

- Easy walking distance to the Three Horse Shoes pub, Bickerdikes Garden Centre and Nortons café.
- Easy access to Letchworth town centre
- Mainline railway services with direct links to London
- Nearby countryside walks and open farmland

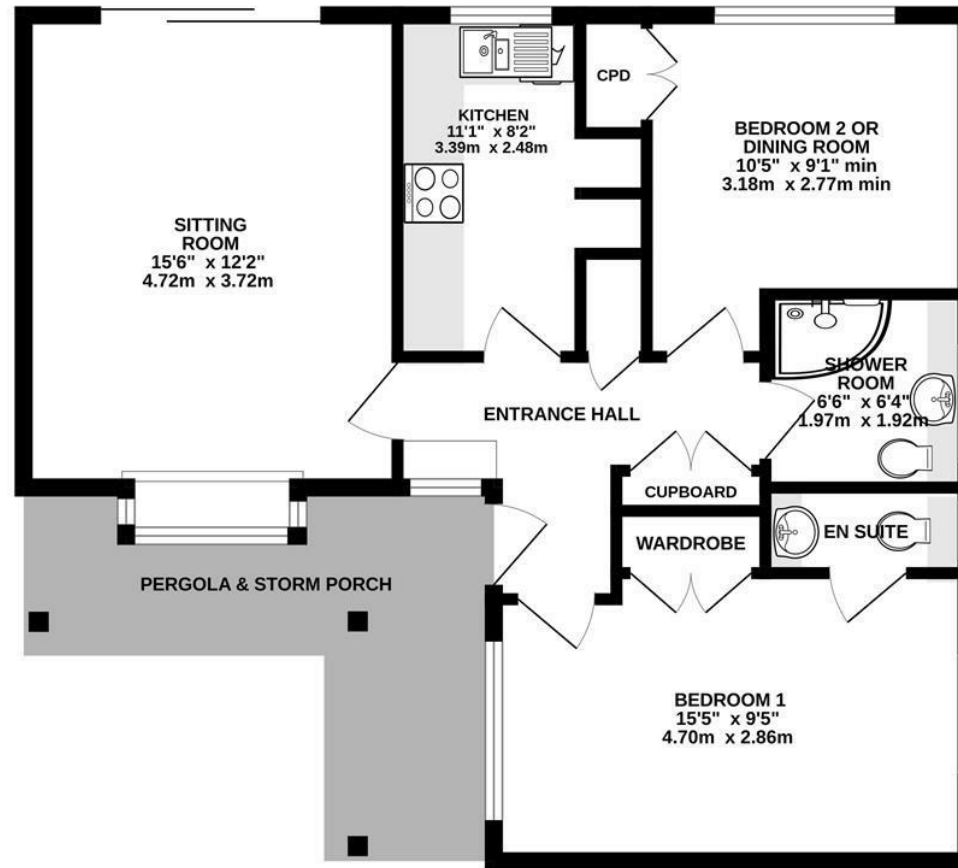
Key Features

- Sought-after Norton Hall Farm development for the over 50s
- Renewable 90 year lease offered on purchase.
- Service charge £276.03 per month covering ground rent, building fabric maintenance/insurance and communal areas.
- 24/7 careline support cords throughout the property and on site manager during office hours.
- Central residents' lounge for functions, gatherings, coffee mornings, afternoon teas and hobbies with adjacent residents' kitchen, Residents' Laundry and Guest accommodation for visitors
- EPC rating C





GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.
Made with Metropix ©2026

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

LEASEHOLD: A new 90 year term to be issued on purchase. The Service Charge, currently £3,312.36 pa, covers management costs, maintenance of the grounds and common areas, buildings insurance, external building maintenance and the Ground Rent.

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

CONSTRUCTION

Insulated cavity brickwork under a pitched tiled roof.

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - C

BROADBAND SPEED

A choice of providers with claimed download speeds of up to 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - C

CONSERVATION AREA

The property is located within the Norton Conservation Area.

THE LETCHWORTH GARDEN CITY HERITAGE FOUNDATION

To maintain the integrity of the Garden City concept and design, properties are subject to the additional planning requirements of the Heritage Foundation.

Tel: 01462 530350
www.letchworth.com

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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www.charterwhyman.co.uk